

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

September 25, 2020

DRAFT MINUTES

The Meeting of the Board was called to order at 10:01 AM via Zoom.

Directors: Brent Yoder, Lisa Portnoff, Richard Ramsey, Miguel Pasquel and Jan Zobrist attended via Zoom. Eleven homeowners and the Manager, Perla Bustamante was also in attendance.

Minutes of August 21st Board of director's meeting: **MOTION** by Jan Zobrist 2nd by Lisa Portnoff to approve the minutes of the August 21, 2020 Board of Director's meeting.

APPROVED by a 5-0 vote.

Financial Report: The financial reports for August 2020 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. Revenue for August was \$608 favorable to budget. For expense categories, ADMIN was \$784 unfavorable to budget, BUILDING was \$5,013 unfavorable to budget, COMPLEX was \$6,358 favorable to budget, PAYROLL was \$850 unfavorable to budget. Our RESERVE contribution was at budget and UTILITY expenses were \$499 unfavorable to budget.

The RESERVE account as of September 21, 2020 had a total of \$3,121,661. \$310,365 is held in cash at our Cal Private Bank and \$2,811,296 is held in interest bearing CD accounts with Edward Jones. The expenditures for 2020 out of our Reserve account are, \$234,296 for the access control system, roof drain lining and vanity drainpipe lining. The planned 2020 high probability expenses are, \$77,000 for a new roof surface, \$50,000 for spalling maintenance repairs, \$30,000 for the east stairwell repairs. Medium probability expenses are, \$10,000 for fountain repairs, \$45,000 for the entry canopy removal and \$25,000 for the main drain lining in the upper garage. The low probability expenses include, \$30,000 for new sealer for terrace deck, \$4,600 for miscellaneous pumps and motors, and \$70,000 for a new fire sprinkler diesel motor and pump.

Building Maintenance and Repair Report:

The Manager reports the building population (units occupied) were 89 in August and 92 in September. We processed 13 work orders in August and 11 in September so far.

No emergencies were reported since the last Board meeting.

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We had two water leaks since the last meeting. The first leak was caused by a washer hose that became detached from the drain. The leak caused damages to the unit below. A water remediation company was called to facilitate in removal of the excess water. No damage to further units. The second leak was found by water leaking into the upper garage. The empty unit directly above had a leaking ice maker. Luckily, no other units were damaged.

The building wide fire alarm system, smoke detector and speakers testing has been completed. Twenty-six units have some sort of issue that needs to be rectified. Most of the issues are from a faulty speaker. Three units have hidden or missing smoke detectors that must be exposed from a wall or ceiling at the owners' expense.

Preman Roofing started the resurfacing of our roof on August 24th. The surfacing phase was completed September 16th with only detail work remaining.

There were six tiles in the entryway overhang that were cracked and two of the six were loose. Set in Stone has repaired four of the six tiles. The two loose tiles will require removal and reinstallation. Set in Stone did not want to remove the stones in case they broke into pieces. If the tiles break, we will have to find a replacement that may not match the current travertine as it is older and weathered.

We hired Patriot Environmental Labs to do the asbestos and lead testing required for the renovation project. Our building test results came back as free of asbestos or negative.

We have two director positions opening in November for a two-year term. There will be three names on the ballots this year, Diane Tierney, Jan Zobrist and Miguel Pasquel will be running for reelection.

The temporary cleaning person hired during the busy summer months, was furloughed after Labor Day.

Our east stairwell project is almost complete. The landings are in the process of painting. Once the painting is complete, the windows will be installed by Comprehensive Glass.

Two bikes were found in our garages. One of the bikes had an El Encanto bike decal and the owner was notified we had their bike. The bike had been stored in the bike room and somehow removed and left in the garage. The second bike has not been claimed.

We have two units that have commenced their remodel for the season. Units 1206 and 301 have minimal work and small crew sizes.

We received two complaints since the last meeting. One resident has been reporting excess dust in their unit. The resident was convinced something was wrong with our building engineering. We inspected our vents, exhaust fans and HVAC system and all seemed fine (except for a leak in

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our A/C unit). Vent Pros was called to further inspect our system. We were told everything was working fine in our hallways and roof and maybe the issue is in the unit itself.

The other complaint we received was our building A/C system not working and that we took too long to repair it. A freon leak was found after the first report of the hallways being too warm. We did a temporary repair and then found a fan on the motor stopped working. Repairs were made as soon as the roof resurfacing was complete.

Three rule violations were reported. One violation was a repetitive parking violation. The other two were reports of smoking or loud noise after hours from a unit balcony. Both owners were contacted and notified of their violation.

Committee Reports:

L&R: Jan Zobrist reports all amenities are open with restrictions. Final approval for the lagoon is still pending from the city, once given approval surplus money will be returned to the buildings. The ad Hoc committee is working on the Articles of Incorporation for L&R.

Facilities: No Report

Landscape: Jan Zobrist reports the committee met with Vito from Bear Valley to provide their ideas and get a bid for improvements. Jan asked the Board if after our building renovation, the benches and plants from the entry way could be repurposed for the back of the building.

Insurance: No report, next meeting in October.

Beach Club: Jan Zobrist reports new firepits were purchased for the Beach Club. The Beach Club will not be able to open until the county is in the yellow tier under the states covid-19 color safety code.

Enforcement: No Report

Community Alliance: Terry Zack reports the sculpture proposed to be placed at the tie-in between the Del and La Sierra is pending approval from La Sierra as the sculpture would be placed on their parcel, followed by pending approval from L&R. The sculpture and signage are meant to discourage bike riders from riding onto the boardwalk and lead them towards Avenida del Sol. Bike riding on the boardwalk continues to be a problem, a Safety at the Shores committee was proposed.

Oversight Design Committee: Sharon reports three contractors are bidding on our renovation. Two bids will be provided in the next two weeks. Laine has applied for the permits from city hall. Approval can take days or weeks depending on how complicated the plans are.

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Unfinished Business:

Balcony Glass Approval. The owner petitioning the Board to replace the balcony glass with a new type of glass for our railing system was tabled at the last meeting. The owner was asked to provide more bids as the safety of the installation was questioned. The owner was able to provide two more bids. **MOTION** Jan Zobrist **2ND** Brent Yoder, to approve the installation of the new glass railing system with indemnification of the Association. **APPROVED** by 5-0 vote.

Unit Modification Waste Line. The owner of 608 has petitioned the Board to add a four-inch waste line where the two-inch existing wet bar drain is located. The units with existing wet bars would have to connect to the new four-inch drain. Written consent was provided from the units with wet bars to enter their unit and connect to the new line, if approved by the Board. **MOTION** by Brent Yoder, **2ND** Jan Zobrist to approve the added four-inch waste line where the current wet bar drain is located, from the 6th floor to the garage of the 08 stack. **APPROVED** by a 5-0 vote.

Unit Remodels. The Board approved at the last Board meeting to allow two unit remodels at a time to reduce the amount of people coming into the building during Covid and re-evaluate as needed. One homeowner asked the Manager to suggest to the Board to approve two full remodel and one partial at a time for all owners waiting to start their unit remodels to have a chance to finish by the end of next spring. The Board agreed to let the Manager coordinate as needed.

New Business:

Beach Parking Signage. We received complaints of the signage posted at Avenida de las Arenas promoting public access to the beach and closed access to Avenida del Mundo. Reports are there are more outsiders coming onto campus because of the signage. Our L&R rep said the city posted the signs therefore nothing can be done. Brent Yoder asked our resident, Bruce Mackie, to contact the city regarding the signage. The exterior showers were also mentioned as used more by non-Shores residents. The Board asked the Manager to shut down the shower until the next meeting.

Boiler Bids. The Manager provided the Board with three bids for our heating boiler and the domestic hot water boilers. The bids provided were from Pipe trades, Jackson & Blanc and Comfort Mechanical Inc. Pipe Trades recommends a tankless water heater system while Jackson & Blanc and Comfort Mechanical recommend a water storage tank to avoid the shortages of hot water during high occupancy months. **MOTION** by Richard Ramsey, **2ND** by Brent Yoder to approve Jackson & Blanc's bid to not exceed \$300,000 contingent on the savings estimate of the higher efficiency boilers. **APPROVED** by 5-0 vote.

Plate Glass Policy. The plate glass policy will be up for renewal. Other buildings are cutting the cost of the plate glass policy as it only covers single pane glass and most units have upgraded to

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dual or triple pane. No motion was made as more information is needed if the Board decides to cancel policy.

Owner comments:

One homeowner commented that canceling the Plate Glass window policy would be foolish as the savings would be a few thousand dollars and would still cover unit board up. The homeowner also brought up electric vehicle charging options for the Association with the new executive order signed by California governor for only electric vehicles or zero emission vehicles to be sold in the state.

The next Board of Director's meeting will be Friday, October 23rd at 10:00am via Zoom.

There being no further business the meeting was adjourned at 11:54am.

Executive Session

Board of Directors

Immediately following Regular Meeting

The meeting was called to order at 11:56am via Zoom. The Manager reported delinquent accounts, due by date approved for October 15th.

There being no further business meeting was adjourned at 12:04pm.